

Zoning Text Amendment No.: 19-09
Concerning: Prohibited Roof Signs –
Exemptions
Draft No. & Date: 3 – 11/19/19
Introduced: November 26, 2019
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Councilmember Friedson

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- Allow roof signs in red policy areas under certain circumstances; and
- Generally amend the provisions for roof signs.

By amending the following sections of the Montgomery County Zoning Ordinance,
Chapter 59 of the Montgomery County Code:

Division 6.7.	“Signs”
Section 6.7.4.	“Prohibited Signs”
Section 6.7.10.	“Urban Renewal Areas”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*

Underlining indicates text that is added to existing law by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. Division 6.7. Signs

* * *

Section 6.7.4. Prohibited Signs

A sign not authorized in Division 6.7 is prohibited. Except for a sign that is not visible beyond the property lines of the property where the sign is located, the following signs are specifically prohibited and must not be erected or retained. The Sign Review Board must not grant a variance permitting their erection, installation, or maintenance. A prohibited sign must be removed within 24 hours after notification by DPS that the sign must be removed.

* * *

B. Roof Sign

Unless approved as part of a sign concept plan for an optional method development project located in an urban renewal area or in a red policy area as identified by the most recent Subdivision Staging Policy, a sign painted on the roof of a building[,] or supported by poles, uprights₂ or braces extending from or attached to the roof of a building, or projected above the roof of a building, is prohibited. A wall sign is not a roof sign, and for the purposes of Division 6.7 a roof surface constructed at an angle of within 15 degrees of vertical is regarded as wall space. Screening that encloses equipment such as a heating, ventilating and air conditioning unit, an elevator shaft, and stairs located on a roof also are considered wall space.

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Section 6.7.10. Urban Renewal or Red Policy Areas

A. A permanent sign located in an approved urban renewal or red policy area as part of an optional method development project need not satisfy the Design Elements and Limitations of Division 6.7 where the Sign Review Board

approves the sign as part of a sign concept plan; however, any roof sign in a red policy area must not exceed the height limits of the property's zone.

B. Before approving any sign concept plan under Section 6.7.10, the Sign Review Board must hold a public hearing on the sign concept plan in the urban renewal or red policy area[,] after giving 30 days notice and verifying that the applicant has satisfied all applicable variance notice requirements.

* * *

Sec. 2. Effective date. This ordinance becomes effective immediately upon the Council's adoption.

This is a correct copy of Council action.

Mary Anne Paradise
Acting Clerk of the Council